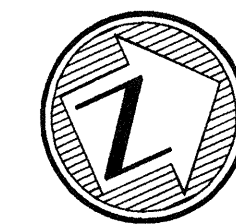
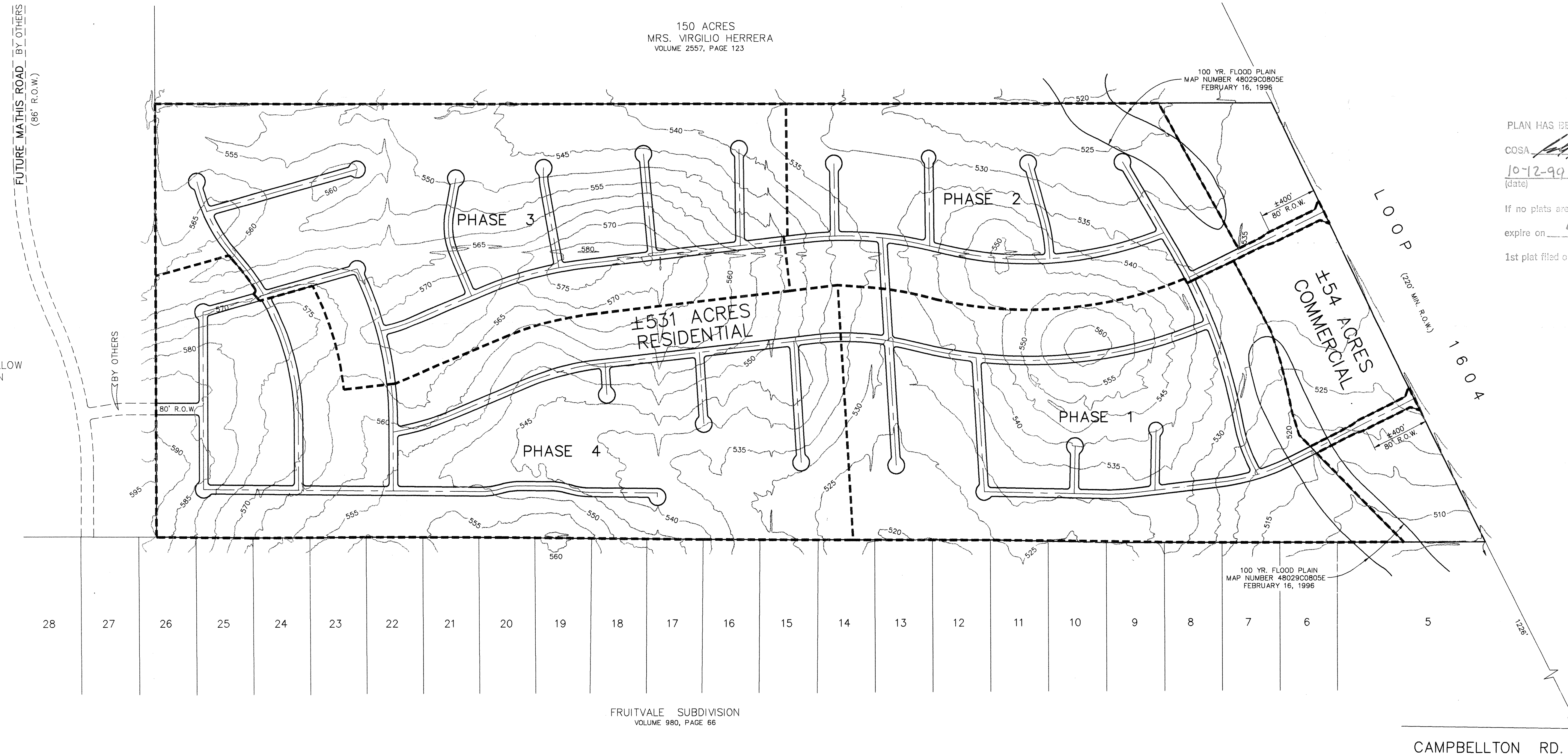
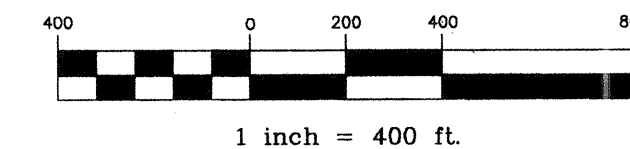


LOCATION MAP



GRAPHIC SCALE



PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
10-12-99 497A  
(date) (number)  
If no plats are filed, plan will  
expire on 4-13-01  
1st plat filed on \_\_\_\_\_

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT  
SEWER: INDIVIDUAL SEWAGE DISPOSAL  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

COMMERCIAL = ±54 ACRES  
RESIDENTIAL = ±531 ACRES  
TOTAL AREA = ±585 ACRES

MINIMUM RESIDENTIAL LOT SIZE = 0.5 ACRE

NOTE:  
ALL STREETS TO BE TYPICAL BEXAR COUNTY  
STREET SECTION WITH BAR DITCHES.

DEVELOPER:  
HUGO GUTIERREZ  
408 SHILO  
LAREDO, TEXAS 78045  
956-722-5196



A TCB INC. Company  
W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:  
9/2/99

JOB NO. 46724.00  
FILE: 2  
DATE: 07/15/99  
DESIGN: 2  
DRAWN: A.R.  
CHECKED:  
SHEET 1 OF 1

REVISED P.O.A.D.P. PLAN  
for  
HICKORY HOLLOW (#497)A

497A

CITY OF SAN ANTONIO

POADP APPLICATION

497A

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 7/28/09 Name of POADP: HICKORY HOLLOW #497A  
Owners: AKA Campbell Rd, LTD. HUGO GUTIERREZ Consulting Firm: W.F. CASTELLA & ASSOC.  
Address: 408 SHILO Address: 1039 W. HILDEBRAND  
LAREDO TX 78045 SAN ANTONIO TX 78201  
Phone: (956) 722 5196 Phone: 734 5351  
Existing zoning: NA: COUNTY Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: ± 5 ☒ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: NA  
Ferguson map grid: 751F3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 1000</u>	<u>± 531</u>
Multi-family (MF)		
Commercial and non-residential	<u>± 10</u>	<u>± 54</u>

Is there a previous POADP for this Site? Name HICKORY HOLLOW No. 497

Is there a corresponding PUD for this site? Name - No. -

Plats associated with this POADP or site? Name HICKORY HOLLOW No. 960248

Name " 2 No. 970537

Name " 3 No. 970538

#4 980052  
#5 980055

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN

Signature: Steven E. Hanan

Date: 7/28/09

Phone: 734 5351

Fax: 734 5363



ATPH

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

October 12, 1999

Steven E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Hickory Hollow (Revised)                      POADP # 497A

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Hickory Hollow Preliminary Overall Area Development Plan # 497A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer

CAMPBELTON ROAD, LTD.

408 SHILOH  
LAREDO, TX 78045  
(956) 722-5196

FALCON NATIONAL BANK  
5219 MCPHERSON ROAD  
LAREDO, TX 78045

88-1580/1149

001696

PAY TO THE  
ORDER OF

City Of San Antonio

7/19/99

\*\*370.00

Three Hundred Seventy and 00/100\*\*\*\*\*

City Of San Antonio

DOLLARS

HICKORY HOLLOW #497 (REVISION)  
Copper Ridge / POADP

AUTHORIZED SIGNATURE

MP

⑈000016⑈ ⑆114915803⑆ 0122622621⑈

Security features. Details on back.



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1566023

50-04-5573  
CAMPBELTON ROAD, LTD.  
408 SHILOH  
LAREDO TX. 78045

AMT ENCLOSED

AMOUNT DUE 370.00  
INVOICE DATE 8/04/1999  
DUE DATE 8/04/1999

PHONE: 000 - 0000

POADP REVISION  
HICKORY HOLLOW #497

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/04/1999	1566023	50-04-5573	8/04/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID SATO  
MB-3  
AUG 04 1999

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	08/03/1999		CK# 0016	HICKORY HOLLOW
END	08/03/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



City of San Antonio  
Planning Department  
Subdivision Section

RECEIVED AUG 18 1999

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works

FROM: J. Jay – Planning

Date 8-17-99

POADP NAME: HICKORY HOLLOW REVISING #497

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-20-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. Jay  
Signature

City Architect  
Title

8/26/99  
Date



\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO. 9442  
CONNECTION TEL 97345363  
CONNECTION ID  
START TIME 08/23 09:32  
USAGE TIME 00'43  
PAGES 1  
RESULT OK

SAN ANTONIO PLANNING DEPARTMENT  
LAND DEVELOPMENT SERVICES



## FAX COVER SHEET

DATE: 8-23-99

TO: W. F. Castella & Assoc.

PHONE # \_\_\_\_\_

FAX # 734-5363

NUMBER OF PAGES INCLUDING THIS COVER 1

The PODAP committee reviewed your Hickory Hollow POADP revisions and have expressed these concerns:

- The main drag through the development should be designated as a collector and show ROW width.
- There was concern over the length of the long cul-de-sac in Ph. 4. I scaled it to measure 2400'. The maximum length for a cul-de-sac street in our code is 500 feet. The maximum length allowed by the County is 1800 feet.
- The POADP should show the tie in of the street which exits this development into future development at the intersection of proposed Mathis Rd.
- A TIA will be required for this development

SAN ANTONIO PLANNING DEPARTMENT  
LAND DEVELOPMENT SERVICES



## FAX COVER SHEET

DATE: 8-23-99

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PHONE # \_\_\_\_\_

FAX # 734-5363

NUMBER OF PAGES INCLUDING THIS COVER 1

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- There was concern over the length of the long cul-de-sac in Ph. 4. I scaled it to measure 2400'. The maximum length for a cul-de-sac street in our code is 500 feet. The maximum length allowed by the County is 1800 feet.
- The POADP should show the tie in of the street which exits this development into future development at the intersection of proposed Mathis Rd.
- A TIA will be required for this development.

Please revise your POADP to address the concerns above. The acceptance of this POADP will be pending.



FROM: *Jay* J. JAY - PLANNER II  
phone # 210-207-7889  
fax # 210-207-4441  
e-mail: jeanjay@ci.sat.tx.us

*but don't  
call me  
for regular  
stuff !!!*

## Jeannette Jay

---

**From:** Todd Sang  
**Sent:** Tuesday, September 07, 1999 10:13 AM  
**To:** Jeannette Jay  
**Subject:** RE:

Hi J,  
Please hold on writing the acceptance letter until Bob Opitz gets back, *he's off today*. I'm not sure how these issues were addressed because Bob was the person involved with this POADP and I think he worked up an agreement with WFC. I will talk to Bob first thing when he returns tomorrow.  
Thanks  
Todd

-----Original Message-----

**From:** Jeannette Jay  
**Sent:** Tuesday, September 07, 1999 9:01 AM  
**To:** Todd Sang; !1 ISD  
**Subject:**

Todd,

I received a memo releasing Hickory Hollow POADP (south of 1604 near Campbellton Rd.). At the committee review, there was some concern expressed about designating the main drag as a collector an extremely long (2400') cul-de-sac street a tie in to Mathis Rd.

Did the engineer submit new plans to show these changes? I have not seen anything new. The prints I have are dated 7-15-99. Do I still release the acceptance letter????

J. Jay  
Land Development Services  
Planning Dept.  
210-207-7889  
or this e-mail

10-8-99 still no word from P.W. to release,  
contacted Todd again, he says WF Castella  
did re-submit a new plan, Where is it?

10-11-99 Lee Wright called, said new plan was  
not forwarded to Planning, their mistake!  
because of their move!! He will send  
new prints !!!



**CITY OF SAN ANTONIO**  
**Public Works Department**

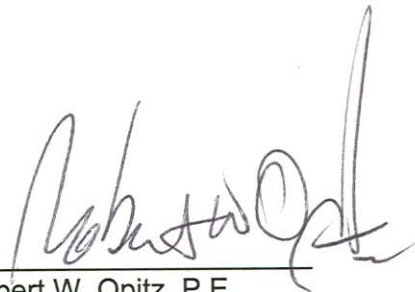
**Interdepartment Correspondence Sheet**

TO: Jeanette Jay, Planning Department  
FROM: Engineering and Traffic Division  
COPIES TO: File  
SUBJECT: Hickory Hollow POADP

Date: August 26, 1999

The Engineering and Traffic Division has reviewed the revised copy of the Hickory Hollow POADP located approximately 1,200<sup>ft</sup> west of Campbelton Road on Loop 1604. Three collector streets will provide access into this development, two onto Loop 1604 and one to the extension of Mathis Road. Conductivity through the development will be provided with circuitous attributes, therefore discouraging cut through traffic.

No major revisions are proposed with the re-submittal, therefore no Traffic Impact Analysis will be required.



Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.  
City Engineer

CMD: 260 PLAT: 1998000052 NAME/KEY: HICKORY AGENCY:

PLAT NBR: 1998000052 PLAT NAME: HICKORY HOLLOW U-4

APPLICATION DATE:	10 17 1997	EXPIRATION DATE:	10 17 1999
REPLAT PUBLIC HEARING DATE:	___ ___	REPLAT EXPIRATION:	___ ___
DEFERRAL APPROVAL DATE:	___ ___	DEFRL NOTFC DATE:	___ ___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___ ___

FILING DATE:	___ ___	FILING EXPIRATION:	___ ___
PC DATE:	___ ___	APPROVED(Y/N):	___
DIRECTOR DATE:	___ ___	APPROVAL EXPIRATION:	___ ___
POSTPONEMENT/WITHDRAWAL:	___ ___	TIME EXT EXPIRATION:	___ ___

COUNTY STATUS (A/D/P):	___	DATE:	___ ___
RECORDATION DATE:	___ ___	VOL:	___
PC NOTES:	___	PAGE:	___

'PF3' MENU

CMD: 260 PLAT: 1997000538 NAME/KEY: HICKORY AGENCY:                     

=====

PLAT NBR: 1997000538 PLAT NAME: HICKORY HOLLOW U-3

APPLICATION DATE:	8 29 1997	EXPIRATION DATE:	8 29 1999
REPLAT PUBLIC HEARING DATE:	___ ___	REPLAT EXPIRATION:	___ ___
DEFERRAL APPROVAL DATE:	___ ___	DEFRL NOTFC DATE:	___ ___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___ ___

FILING DATE:	6 28 1999	FILING EXPIRATION:	7 28 1999
PC DATE:	7 28 1999	APPROVED(Y/N):	Y
DIRECTOR DATE:	___ ___	APPROVAL EXPIRATION:	7 27 2002
POSTPONEMENT/WITHDRAWAL:	___ ___	TIME EXT EXPIRATION:	___ ___

COUNTY STATUS (A/D/P):	___	DATE TIME EXT GRANTED:	___ ___
RECORDATION DATE:	___ ___	DATE:	___ ___

VOL:	___	PAGE:	___
------	-----	-------	-----

PC NOTES: VARIANCE FOR PAVEMENT STRUCTURE WAS DENIED AND VARIANCE FOR CURBS WAS APPROVED WITH PLAT. MYLARS AND PERFORMANCE AGREE TRANSMITTED TO CO ON 7-30-99. LUZ                     

=====

'PF3' MENU



CMD: 260 PLAT: 1997000537 NAME/KEY: HICKORY AGENCY:

=====

PLAT NBR: 1997000537 PLAT NAME: HICKORY HOLLOW U-2

APPLICATION DATE:	8 29 1997	EXPIRATION DATE:	8 29 1999
REPLAT PUBLIC HEARING DATE:	__ __ __	REPLAT EXPIRATION:	__ __ __
DEFERRAL APPROVAL DATE:	__ __ __	DEFRL NOTFC DATE:	__ __ __
NOTIFICATION DATES:	__ __ __	DEFRL EXP DATE:	__ __ __

FILING DATE:	8_ 26 1998	FILING EXPIRATION:	9_ 25 1998
PC DATE:	9_ 9_ 1998	APPROVED(Y/N):	Y
DIRECTOR DATE:	__ __ __	APPROVAL EXPIRATION:	9_ 8_ 2001
POSTPONEMENT/WITHDRAWAL:	__ __ __	TIME EXT EXPIRATION:	__ __ __

COUNTY STATUS (A/D/P): A	DATE: 10 13 1998
--------------------------	------------------

RECORDATION DATE: 10 16 1998	VOL: 9541	PAGE: 196
------------------------------	-----------	-----------

PC NOTES: VARIANCE FOR STREET CROSS SECTION APPR W/PLAT. MYLARS AND	
PERF AGREE TRANSMITTED TO CO ABOUT 9-15-98. LUZ	

=====

'PF3' MENU

CMD: 260 PLAT: 1996000248 NAME/KEY: HICKORY AGENCY:                     

=====

PLAT NBR: 1996000248 PLAT NAME: HICKORY HOLLOW U 1

APPLICATION DATE:	4 23 1996	EXPIRATION DATE:	4 23 1998
REPLAT PUBLIC HEARING DATE:	___ ___	REPLAT EXPIRATION:	___ ___
DEFERRAL APPROVAL DATE:	___ ___	DEFRL NOTFC DATE:	___ ___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___ ___

FILING DATE:	1_ 31 1996	FILING EXPIRATION:	3_ 1_ 1996
PC DATE:	2_ 12 1997	APPROVED(Y/N):	Y
DIRECTOR DATE:	___ ___	APPROVAL EXPIRATION:	2_ 12 2000
POSTPONEMENT/WITHDRAWAL:	___ ___	TIME EXT EXPIRATION:	___ ___

COUNTY STATUS (A/D/P): A	DATE TIME EXT GRANTED:	___ ___
RECORDATION DATE: 7_ 30 1997	DATE: 4_ 29 1997	___ ___
PC NOTES: MYLARS TRANSMITTED TO BEXAR CO. ON OR ABOUT 2-18-97. JAY	VOL: 9537	PAGE: 170
VARIANCE FOR CROSS SECTION APPR. WITH PLAT. JAY		

=====

'PF3' MENU



# TRANSMITTAL LETTER

## W.F. CASTELLA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656

(210) 734-5351 \* FAX 734-5363

Date: 7/28/99

To: PLANNING

Project No.: 46724.00 T/LC: 30 K

Re: HICKORY HOLLOW

P.O.A.D.P.

(REVISION)

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

☐ Prints

☐ Sepias

☐ Films

☐ Tracings

☐ Specifications

☐ Copy of Letter

☐ Change Order

☐ Invoices

☐

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1</u>	<u>CHECK \$ 370</u>
<u>1</u>	<u>1.8 1/2 x 11</u>	<u>COPY ROAD APP</u>
<u>6</u>	<u>1.24 x 36</u>	<u>PRINT</u>

THESE ARE TRANSMITTED as checked below:

☒ For your approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment

☐ For payment

☐ \_\_\_\_\_

☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: \_\_\_\_\_

*[Signature]*